

**SCHOOL FACILITIES BOARD**  
**April 4, 2002**  
**Mesa, Arizona**

The School Facilities Board held a board meeting at the Desert Ridge High School, Library, 10211 East Madero Avenue, Mesa, Arizona, 85212. The meeting began at approximately 9:00 a.m.

Members Present

Conley, Patrice  
Keenan, Brooks  
McGee, Kate  
Rich, Stephen, Chair  
Thompson, Scott (Non-Voting Member)  
Van Sittert, Logan  
Vaughan, G. Keith  
Wicks, Michael  
Wright, John

Staff Present

Dr. Philip E. Geiger, Exec. Director  
Edward Boot, Facilities Deputy Director  
John Arnold, Deputy Director of Finance  
Candy Cooley, MIS Deputy Director  
David Lujan, Asst. Attorney General  
Tom Halverstadt, Land Specialist  
Anna M. Stevens, Admin. Assistant  
Kristen Landry, Asst. Public Info. Officer  
Darla Jordan, Public Information Officer

Guests Present

Debra Coons, Gilbert Unified  
Martin Yokhl, Tanque Verde Unified  
Kaison Kim, Tanque Verde Unified  
Kris Tuedt, Tanque Verde Unified  
Arnold Teten, Gilbane  
Jan Langer, J. O. Combs Elementary  
Randie Stein, PHSG  
Judy Richardson, PHSG  
Onnie Shekerjian, SFB  
Roger Christianson, Eastridge Group  
Jamie Kerr, Kitchell CEM  
Jim Brascey, Tanque Verde Parent  
Jesse South, Tanque Verde Unified  
Michael Gross, Queen Creek Unified  
Scott Johnson, Ensynch  
John Payne Duncan Unified  
Brian Harper, Tanque Verde Parent  
Jeff Cook, Pinnacle One  
Bob Young, Dysart Unified  
Chuck Juenger, Gadsden Elementary  
H. Allen Shockley, Apache Jct. Unified  
Jeff Van Handel, Coolidge Unified  
Craig Larsen, LearningStation  
Rick Blankenship, Cisco Academies  
Robert Carter, Cox Communications  
Kurt Ramey, KPMG  
Cathy Rex, PHSG  
Gary Mitchell, Glendale Elementary  
Kevin Hegarty, Glendale Elementary  
Scott Beck, Stichler Group  
Robert Burgheimer, BPLW Architects  
Travis Mallen, AZ Education Assoc.  
Henry Schmitt, Buckeye Union H. S.  
Linda Schmitt, Buckeye Union H. S.  
Gregoria Amadeo, DLR Group  
Thomas D. Rushin, Yuma Elementary  
Ray DelZotto, Pinnacle One  
Jeff Strand, Florence Unified  
Bill Sisco, Indian Oasis- Baboquivari  
Bill Johnson, Scottsdale Unified

Craig Sorenson, Humboldt Unified  
Dawn Nazary, OSPB/Budget Office  
Becky Keenan, Follett Library Services  
Bruce Faught, School Facilities Board  
Cathy Esposito, Balsz Elementary  
Roxanne Morris, Saddle Mountain Unif.  
Scott Place, Tanque Verde Parent  
Michael Barfied, SFB/ARMM  
Ray Aguilera, Gadsden Elementary  
Bob Benhard, Gadsden Elementary

I. Call to Order

The Board Chair, Stephen Rich, called the meeting to order at approximately 9:00 a.m.

III. Approval of Minutes of February 7, 2002 and March 7, 2002

Keith Vaughn moved that the Board approve the Board Minutes for February 7, 2002. Logan Van Sittert seconded. Motion passed on a 7-0-1 voice vote with Steve Rich abstaining.

Keith Vaughan moved that the Board approve Board Minutes for March 7, 2002. Logan Van Sittert seconded. Motion passed on an 8-0 voice vote.

IV. Director's Report

a. Qwest Update

This was an informational item only

Steve Bab, Employee Services, updated the Board on Qwest financial status.

b. Cox Update

This was an informational item only.

c. Revisit Cox Contract Procurement Procedures

This was an informational item only.

d. Legislative Update

Kate McGee motioned that the Board oppose the House Bill 2526. John Wright seconded. Motion failed on a 2-6 voice vote.

The board then decided to take a show of hands to see where they generally stood on the following issues contained in HB2526 in order to give our legislative liaison further direction.

- 1) The inclusion of Class B bond space in all SFB statutes; 0-8-0 (opposed)
- 2) Adjust Building Renewal Distribution based on CORL deduction; 0-8-0 (opposed)
- 3) Making Building Renewal funds unavailable until Deficiency Corrections work is finished; 4-4-0 (split)
- 4) Approval of expenditures from Building Renewal funds for routine maintenance; 0-5-3 (opposed)

- 5) Maintenance inspection of schools on a biennial basis, 8-0-0 (in favor)
- 6) The use of the New School Facilities fund to pay legal fees, 8-0-0 (in favor)
- 7) Transfer of funds between the Deficiency Corrections fund, New School Facilities fund, and the Building Renewal fund to take care of short-term deficiency, 8-0-0 (in favor)
- 8) The financing of new schools using a lease-purchase scenario, 5-2-1 (in favor)
- 9) Reclassification of space between grade configuration; 2-6-0 (opposed)
- 10) Sunset of supplementals as of 4/30/02, 0-8-0 (opposed)
  - a) If date of sunset is changed to 6/30/02, 4-4-0 (split)
- 11) New School Facilities funds left over from a district's project would revert to SFB, 0-8-0 (opposed)
- 12) Tanque Verde; no position

Roxanne Morris, Saddle Mountain District Superintendent, addressed the Board to speak on a certain portion of the bill that will affect the direction of their school district's decision for new construction.

Travis Mallen, addressed the Board to give his view point and to oppose specific provisions to the bill.

V. Assessment Deficiencies

a. Consideration of Funding Supplemental Assessment Deficiency Projects from the Deficiencies Correction Fund

Logan Van Sittert moved that the Board approve the staff recommendation to approve the supplemental assessment deficiency projects, which will be eligible for funding from the Deficiencies Correction Fund as listed under agenda item V. A. with the exception of Coolidge Unified to be voted on separately. Mike Wicks seconded. Motion passed on an 8-0 voice vote.

Coolidge Unified

John Wright moved that the Board approve the staff recommendation to approve the supplemental assessment deficiency projects, which will be eligible for funding from the Deficiencies Correction Fund for Coolidge Unified. Brooks Keenan seconded. Motion passed on a 7-1 voice vote with Pat Conley against.

b. Consideration of Assessment Deficiency Projects review, bids, bid packages, and expansion of change orders

Expansion of Scope

Logan Van Sittert moved that the Board approve the following staff recommendations:

1. That the Board approve the staff recommendation of additional funding in the amount of \$78,896 for the kitchen addition project in the Florence Unified School District project number 110201201-9999-003.
2. That the Board approve the staff recommendation of additional funding in the amount of \$285,130 for the building replacement project in the Miami Unified School District project number 040240102-9999-002.

3. That the Board approve the staff recommendation of additional funding in the amount of \$413,425 for the building replacement project in the Patagonia Union High School District project number 120520201-9999-006.
4. That the Board approve the staff recommendation of additional funding in the amount of \$651,231 for the roofing project in the Saddle Mountain Unified District project number 070390101-1006-001.
5. That the Board approve the staff recommendation of additional funding in the amount of \$184,351 for the lighting project in the Saddle Mountain Unified District project number 070390101-1006-002.
6. That the Board approve the staff recommendation of additional funding in the amount of \$905,574 for the ventilation project in the Saddle Mountain Unified District project number 070390101-9999-004.
7. That the Board approve the staff recommendation of additional funding in the amount of \$13,950 for the renovation project in the Santa Cruz Elementary District project number 120328101-9999-002.
8. That the Board approve the staff recommendation of additional funding in the amount of \$125,000 for the replacement project in the Santa Cruz Elementary District project number 120328101-9999-001.
9. That the Board approve the staff recommendation to revise the project scope and provide funding in the amount of \$2,850,000 for 25,000 square feet of replacement space for Tonto School in the Scottsdale Unified District project number 07024802D-9999-001.
10. That the Board approve the staff recommendation of additional funding in the amount of \$36,808 for the noise reduction project in the Tempe Elementary District project number 070403111-1001-001.
11. That the Board approve the staff recommendation of additional funding in the amount of \$377,664 for the noise reduction project in the Tempe Elementary District project number 070403122-9999-003.
12. That the Board approve the staff recommendation of additional funding in the amount of \$448,991 for the noise reduction project in the Tempe Elementary District project number 070403129-1001-001.

Keith Vaughan seconded. Motion passed on an 8-0 voice vote.

c. Consideration of Assessment Deficiency Corrections Projects Appeals for Glendale Elementary

Keith Vaughan moved that the Board approve the denial of the Glendale Elementary District appeal of the staff determination to cancel roof project #070440112-9999-001 at the Bicentennial South School. Logan Van Sittert seconded. Motion passed on an 8-0 voice vote.

- d. Consideration of Ratification of Contracts for Deficiency Corrections Projects  
Logan Van Sittert moved that the Board accept the staff recommendation to approve the contract awards for the School Facilities Board and the districts and vendors listed under agenda item V. D. with the exception of Arlington Elementary. Mike Wicks seconded. Motion passed on an 8-0 voice vote.

Arlington Elementary

John Wright moved that the Board table the Arlington Elementary District request for contract approval until after discussions in executive session. Brooks Keenan seconded. Motion passed on a 5-3 voice vote.

- e. Consideration of Change Orders  
Brooks Keenan moved that the Board accept the staff recommendation to approve the change orders for the districts and vendors listed under agenda item V. E. Keith Vaughan seconded. Motion passed on an 8-0 voice vote.

VI. New School Construction

- a. Consideration of 2002 Capital Plan New Construction Requests  
Keith Vaughan moved that the Board approve the following staff recommendations except for Gilbert Unified, J. O. Combs voted on separately and Florence Unified, which was pulled off the agenda:
  - 1. That the Board approve the staff recommendation to fund a core 7-8 middle school for 900 students (with classroom space for 450 students) for Avondale Elementary School District to open in the spring of 2004, at a total project cost of \$6,052,995, and a FY 2001-02 funding amount of \$302,650.
  - 2. That the Board approve the staff recommendation to fund a core K-6 elementary school for 650 students (with classroom space for 325 students) for Gadsden Elementary School District to open in the fall of 2003, at a total project cost of \$3,726,830, and a FY 2001-02 funding amount of \$186,342.
  - 3. That the Board approve the staff recommendation to deny Laveen Elementary District's request for a K-6 elementary school for January 2004 and a 7-8 middle school for the fall of 2004.
  - 4. That the Board approve the staff recommendation to deny Littleton Elementary District's request for a K-8 elementary school for the fall of 2004.
  - 5. That the Board approve the staff recommendation to fund a K-8 elementary school for 50 students for San Fernando Elementary School District to open in the fall of 2003, at a total project cost of \$458,766, and a FY 2001-02 funding amount of \$22,938.
  - 6. That the Board approve the staff recommendation to deny the district's request for a 6-8 middle school to open in July 2004 for Vail Unified School District, but to fund a K-5 elementary school for 600 students to

open in July 2003, at a total project cost of \$5,292,540, and a FY 2001-2002 funding amount of \$264,627.

7. That the Board approve the staff recommendation to deny Wickenburg Unified District's request for a 9-12 high school for the fall of 2004.

Mike Wicks seconded. Motion passed on an 8-0 voice vote.

Florence Unified

This district was pulled off the agenda.

Gilbert Unified

John Wright moved that the Board approve the staff recommendation to fund a K-6 elementary school for 952 students for Gilbert Unified School District to open in the fall of 2003, at a total project cost of \$8,397,497, and a FY 2001-02 funding amount of \$419,875. Mike Wicks seconded. Motion passed on a 7-0-1 voice vote with Keith Vaughan abstaining.

J.O. Combs Elementary

Kate McGee moved that the Board approve the staff recommendation to fund a core 6-8 middle school for 1,200 students (with classroom space for 600 students) for J.O. Combs Elementary School District to open in the fall of 2004, at a total project cost of \$7,664,715, and a FY 2001-02 funding amount of \$383,236. Logan Van Sittert seconded. Motion passed on a 6-2 voice vote with Pat Conley and Brooks Keenan against.

b. Review and Change Orders

Keith Vaughan moved that the Board approve the staff recommendation for the following projects:

1. Approve Dysart Unified School District's request to go to bid on a School Facilities Board project in the amount of \$26,795,250 for the 9 – 12 high school facility, project number 070289000-9999-002N.
2. Approve Glendale Elementary School District's request to go to bid on a School Facilities Board project in the amount of \$1,188,567 for the K – 8 elementary square footage, project number 070440000-9999-003N.
3. Approve Isaac Elementary School District's request to go to bid on a School Facilities Board project in the amount of \$3,945,915 for the K – 5 elementary school facility, project number 070405000-9999-211N.

Logan Van Sittert seconded. Motion passed on an 8-0 voice vote.

c. Expansion of Scope and Increased Project Cost

Keith Vaughan moved that the Board approve the staff recommendation for the following projects:

1. That the Board approve additional funding in the amount of \$340,000 to correct the site associated with the new school in the Balsz Elementary District project number 070431000-9999-002N.

2. That the Board approve additional funding in the amount of \$164,893 to correct the costs associated with the computers and new site in the Littleton Elementary District project number 070465000-9999-201N.
3. That the Board approve additional funding in the amount of \$446,850 to expand the scope of the new school in the Toltec Elementary District project number 110422000-9999-201N.

Kate McGee seconded. Motion passed on an 8-0 voice vote.

Mike Wicks moved that the Board go into executive session for the purpose of discussing land issues and to seek legal advice. Logan Van Sittert seconded. Motion passed on an 8-0 voice vote. This session was not open to the public.

Executive Session was held from 12:45 p.m. to 1:40 p.m.

VII. Consideration of Request for Land or Real Property Purchase, Lease, or Donation:

Keith Vaughan moved that the Board approve the following staff recommendations under Board agenda items VII. A, B and C with the exception of Cave Creek Unified, which was voted on separately:

a. Steps I and/or II

1. Accept Staff recommendation to approve the Globe Unified School District's request for a replacement elementary school site (project number 040201000-9999-001L) and move to Step III.
2. Accept Staff recommendation to approve the Humboldt Unified School District 's request for an elementary school site (project number 130222000-9999-001L) and proceed with Step III.
3. Accept Staff recommendation to approve the Humboldt Unified School District 's request for a middle school site (project number 130222000-9999-002L) and proceed with Step III.
4. Accept Staff recommendation to request the Maricopa County Regional Schools to expand their search for an elementary school site (project number 070199000-9999-001L) and proceed with Step III.
5. Accept Staff recommendation to approve the San Fernando Elementary School District's request for a replacement elementary and middle school site (project number 100335000-9999-001L) and move to Step III.

b. Step III

1. Accept Staff recommendation to approve the funding for an elementary and middle school site for the Littleton Elementary School District (project number 070465000-9999-003L).
2. Accept Staff recommendation to approve the funding for a high school site for the Tolleson Union High School District (project number 070465000-9999-003L).

c. Consideration of Other Land Related Issues

2. Gadsden Elementary was for informational purposes only.

3. That the Board approve the request of Holbrook Unified School District to trade a parcel of land with the BIA.

Mike Wicks seconded for items a, b and c under agenda item VII. Motion passed on an 8-0 voice vote.

1. Cave Creek Unified

Keith Vaughan moved that the Board approve staff recommendation with regard to the request of Cave Creek Unified School District sell the Cave Creek Elementary School. Mike Wicks seconded. Motion passed on a 7-1 voice vote with John Wright against.

V. d. Arlington Elementary

John Wright moved that the Board accept the staff recommendation to approve the contract award for the deficiency corrections project at the Arlington Elementary District. Brooks Keenan seconded. Motion passed on an 8-0 voice vote.

VIII. Consideration of Replenishment of Contingency Funds for Districts

Keith Vaughan moved that the Board approve the staff recommendation to approve the supplemental contingency for districts listed under the board agenda item VIII. Mike Wicks seconded. Motion passed on an 8-0 voice vote.

IX. Finance Report

This was an informational item only.

Adjournment

There being no further business Board Chair, Stephen Rich, adjourned the meeting at approximately 1:50 p.m.

Approved by the School Facilities Board on \_\_\_\_\_, 2002

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Logan Van Sittert, Chair